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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Landmark/District:	<b>Anacostia Historic District</b>	(x) Agenda
Address:	<b>2238 Chester Street, SE</b>	
Meeting Date:	<b>September 27, 2012</b>	(x) Alterations
Case Number:	<b>12-564</b>	(x) Addition
Staff Reviewer:	<b>Tim Dennée</b>	

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The applicant, Edgar Moreno, agent for owner Waqar Ahmed, requests the Board's clearance of an application to partly reconstruct and expand the house, to re-side, and to replace the windows and doors and make further alterations.

This case comes to the Board with much of the work completed, as the project was undertaken without any building permits and was stopped by a building inspector.

The biggest alteration is the demolition of the original, one-story kitchen wing and its replacement with a two-story addition. The porch was replaced, with a roof pitch high enough—i.e., prominently visible enough—to make the roofing material an issue, and posts that are too short for the height of the roof. The windows have been replaced with vinyl units, and the window casings eliminated. It is difficult to tell what new siding was intended, but most of the original German lap siding that had previously been covered has now been removed, and the remainder has been covered (some of this wood siding remains on the north side of the house, under the house wrap). Even the cornice has been partially rebuilt.

A fair amount of the house has been reframed; the sill and framing in the basement is all new, and all of the wood exposed at interior and exterior openings and the front corners of the house is new and of a narrower dimension than century-old studs could have been in a balloon-framed house. Most of the studs on the north side appear to have been retained at least as they have original siding still attached. The opportunity of exposing and reworking the framing unfortunately did not result in the restoration of the front door's transom, which had been sided over previously.

The drawings submitted lack a site plan, plat, elevations, pre-existing floor plans, and any structural details (the mechanical, electrical and plumbing plans have been omitted from the Board's packets). As for exterior work, they indicate only that the front door would be solid wood and confirm that the back door is a metal slider and show that there will be an exterior air-conditioning compressor.

## **Recommendation**

*The staff recommends that the Board recommend the clearance of a permit, with a delegation to staff of further review of revised drawings, to include, as a condition of clearance:*

- 1. structural drawings and details, especially for the new addition;*
- 2. the removal of the vinyl windows and their replacement with appropriate wood, one-over-one windows and casings;*
- 3. painted, wood, German-lap siding all around the house;*
- 4. a restored single-light transom above the front door;*
- 5. a five-panel, wood, front door or some other compatible configuration, with appropriate surround;*
- 6. the roofing of the front porch with standing-seam metal;*
- 7. porch posts of the appropriate height;*
- 8. the location of the air-conditioning unit;*
- 9. the details of any balustrade for the front porch (although one is not required for a porch deck nearly at grade); and*
- 10. any other work intended but not yet performed or shown in the present drawings.*



"Before" photo of the front of the house, July 2009.